



# TOWN OF FREDERICK

---

P.O. BOX 435 = FREDERICK, CO 80530 = PHONE: (303) 833-2388  
FAX: (303) 833-3817

## MEMO

December 08, 2005

To: Board of Trustees

Fr: Town of Frederick Administrative and Planning Staff

RE: The Board of Trustees request for information regarding the alternatives proposed by AguaSan / Envenergy regarding the proposed Peaking Power Plant.

### Introduction:

The proposed development will consist of two turbines, three above ground storage tanks, a switch yard, a fuel station, and two or three mechanical / administrative buildings totaling between 75,000 to 100,000 sq. ft. The height of the tallest structures (the turbine emissions stacks) will extend about 60 feet from ground level. After construction, there will be approximately ten people employed at the facility. The applicant indicates that between 14 and 25 acres is required for the proposed power plant. The proposed peaking power plant will serve the electrical needs of Xcel Energy to service the Front Range of Colorado. Peaking power plants provide energy over and above the base load and are typically utilized during peak demand for energy (i.e. summer and/or winter). In terms of the Land Use Code, power plants are a heavy industrial<sup>1</sup> use which is only permitted in the Industrial zoning district.

AquaSan is assisting Invenergy in the proposed development and has offered five alternative locations for consideration; the Hunziker (a.k.a. Spindle Hill), Erickson, Newton, Spurling A and B, and Troudt parcels, all of which are located in unincorporated Weld County and zoned Agricultural. The Hunziker parcel consists of 126 acres located south and west of the intersection of Roads 16 and 17 (north and west of the existing water tanks). This site abuts the Towns eastern boundary. The Troudt parcel is within the Town Planning Boundary and just west of WCR 19 (adjacent to the Gas plant). The Spurling parcels are located east of WCR 19, south of WCR 16 and north of the gas plant. The other parcels are located about two miles east of the town limits near the intersection of Roads 16 and 21 (see attached proximity map) and consist of 75 and 39

---

<sup>1</sup> § 1.16 p 1-22 of the Land Use Code defines *Industrial, heavy* as “uses engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials, or a use engaged in storage of or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous conditions. *Heavy industrial* shall also mean those uses engaged in the operation, parking and maintenance of vehicles, cleaning of equipment or work processes involving solvents, solid waste or sanitary waste transfer stations, recycling establishments and transport terminals (truck terminals, public works yard, container storage).”

acres, respectively. These sites would require a flag pole annexation. Invenenergy's preferred location is the Hunziker site and an application for annexation and zoning (Industrial) has been submitted. A Site Plan application is anticipated after the parcel has been annexed and zoned. In addition, if multiple zones are desired or required, then a minor subdivision would be also required to avoid split zoning a parcel of land.

In accordance with the adopted 1996 Comprehensive Land Use Plan, when locating industrial land uses, the following should be considered; access to major highways through the City's arterial street system with minimal travel through other land uses, compatibility with nearby land uses, proximity to other industries, and sites with no extraordinary constraints to development where existing or planned utility service is available. Strategy 10.1.4 in the Economic Development Component of the plan states that the following criteria shall be used to determine where industrial and economic development uses may be located:

1. Proximity to major highways and access to an arterial street without the need to pass through less intensive land uses.
2. Availability of existing or planned utility services, including water, sewer and electricity.
3. Proximity to other industrial land uses. Grouping industries results in fewer negative impacts on other land uses. General (heavy) industrial uses have greater negative impacts and should be located away from residential uses.

The design guideline component of the 1996 Comprehensive Plan indicates that I-25 provides the opportunity to localize industrial development and establishes building height and rights-of-way requirements, as well as, setback distances, building form / architectural requirements, and screening requirements.

In terms of the draft Comprehensive Plan, Policy 1.1 of the draft Plan states the Town shall "(r)evue Annexation requests to ensure that they conform to the adopted Town Plan." Strategy 1.1.1 states that the Town will annex only those properties that meet the requisite criteria. Policy 1.3 states that projects will be evaluated with respect to their magnitude, scale, and diversity; so that no one project or projects over take the character of the existing community.

Strategy 1.3.2 states that projects are to be evaluated relative to the following criteria:

- The proposal is consistent with the scale of the neighborhood.
- Connections to the existing community
- Design strengths and weaknesses relative to furthering the character of the existing community (see the Image and Design).
- Consider utility capacity when determining the density of residential development within neighborhoods. Areas with limited capacity should be developed at lower densities with development clustered to provide for more efficient delivery of services.
- Physiographic constraints and environmental (i.e. potential subsidence and floodplains) should be considered within the neighborhood. The units should be clustered on the portions of the property that are not impacted or where impacts can be mitigated, leaving the remainder of the property open.
- Residential development should be generally located within ½ mile range of shopping, schools, and public or private parks or open space. All residential developments should give careful consideration to safe pedestrian access to these facilities.
- Consider access and proximity to local, collector, and arterial streets when determining the location of the type of residential units within the neighborhood.

Areas that generate higher traffic volumes should have good access to collector and arterial streets without traveling through lower densities.

- Consider compatibility with adjacent land uses when determining the location of different residential units within the neighborhood.
- Make subdivisions into neighborhoods with well defined centers and edges.

The attached table will elaborate on the six sites and describe the strengths, weakness, opportunities, and threats of all the proposed alternatives as represented in the application and in terms of general planning principals and the Comprehensive Plan. Note that the Erickson and Newton properties are adjacent to each other and exhibit similar characteristics in terms of the Town's interests and development related impacts; therefore these properties will be combined for analysis purposes. In addition, please note that the Troudt parcel is within our planning area thus annexation would be generally consistent with the Town's goals; while Spurling is adjacent to the planning area and may not exceed the general parameters of the town's intent. Lastly, the statements below are general and non-binding. The Town reserves the right to modify, clarify, and alter its position in response to new information and as understanding of the proposed development unfolds during any future review process.